



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # Z2019-010 P&Z DATE 5/14/19 CC DATE 5/20/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION	
<input checked="" type="checkbox"/>	SPECIFIC USE PERMIT
<input type="checkbox"/>	ZONING CHANGE
<input type="checkbox"/>	PD CONCEPT PLAN
<input type="checkbox"/>	PD DEVELOPMENT PLAN

SITE PLAN APPLICATION	
<input type="checkbox"/>	SITE PLAN
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN
<input type="checkbox"/>	PHOTOMETRIC PLAN
<input type="checkbox"/>	BUILDING ELEVATIONS
<input type="checkbox"/>	MATERIAL SAMPLES
<input type="checkbox"/>	COLOR RENDERING

PLATTING APPLICATION	
<input type="checkbox"/>	MASTER PLAT
<input type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	REPLAT
<input type="checkbox"/>	ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/>	VACATION PLAT
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN

<input type="checkbox"/>	COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/>	APPLICATIONS
<input checked="" type="checkbox"/>	RECEIPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" type="checkbox"/>	PON MAP
<input type="checkbox"/>	FLU MAP
<input type="checkbox"/>	NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/>	500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/>	PROJECT REVIEW
<input type="checkbox"/>	STAFF REPORT
<input type="checkbox"/>	CORRESPONDENCE
<input type="checkbox"/>	COPY-ALL PLANS REQUIRED
<input type="checkbox"/>	COPY-MARK-UPS
<input type="checkbox"/>	CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/>	MINUTES-LASERFICHE
<input type="checkbox"/>	PLAT FILED DATE _____
<input type="checkbox"/>	CABINET # _____
<input type="checkbox"/>	SLIDE # _____
NOTES: _____	

ZONING MAP UPDATED _____	



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision CAIN ADDITION

Lot

1

Block

A

General Location CLOSE TO 777 CORNELIUS STREET, ROCKWALL, TEXAS

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AGRICULTURAL

Current Use CATTLE AND HAY PRODUCTION

Proposed Zoning SAME

Proposed Use SUP TO CONSTRUCT BARN

Acreage 10.61 AC

Lots [Current]

Lots [Proposed]

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner EVSR (D) LLC

Applicant _____

Contact Person DEWAYNE CAIN

Contact Person _____

Address 305 STONEBRIDGE DRIVE

Address _____

City, State & Zip ROCKWALL, TEXAS 75087

City, State & Zip _____

Phone 214-533-8641

Phone _____

E-Mail DCAIN@RESTHAVENFUNERAL.COM

E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared DEWAYNE CAIN [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 359.15, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of APRIL, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, such reproduction associated or in response to a request for public information."

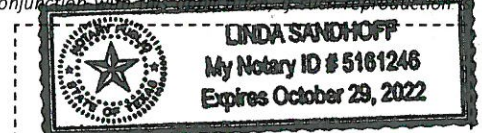
Given under my hand and seal of office on this the 11 day of APRIL, 20 19.

Owner's/Applicant's Signature

Dewayne Cain

Notary Public in and for the State of Texas

Linda Sandhoff



My Commission Expires

10/29/2022



RECEIPT

Project Number: Z2019-010
Job Address: 777 CORNELIUS RD
ROCKWALL, TX 75087

Receipt Number: B84898

Printed: 4/17/2019 3:55 pm

Fee Description	Account Number	Fee Amount
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ZONING

01-4280

\$ 359.15

Total Fees Paid:

\$ 359.15

Date Paid: 4/17/2019 12:00:00AM

Paid By: Dewayne Cain

Pay Method: CHECK 6245

Received By: LM



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police


From: Planning & Zoning Department

Date: 4/15/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2019-010
Project Name: SUP for Guest Quarters
Project Type: ZONING
Applicant Name: RRDC, LTD.
Owner Name: EVSR (D) LLC
Project Description:

0 55 110 220 330 440 Feet

Z2019-010 - SUP FOR A GUEST QUARTERS AND BARN
ZONING - LOCATION MAP = 

CORNELIUS



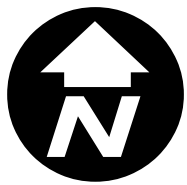
AG

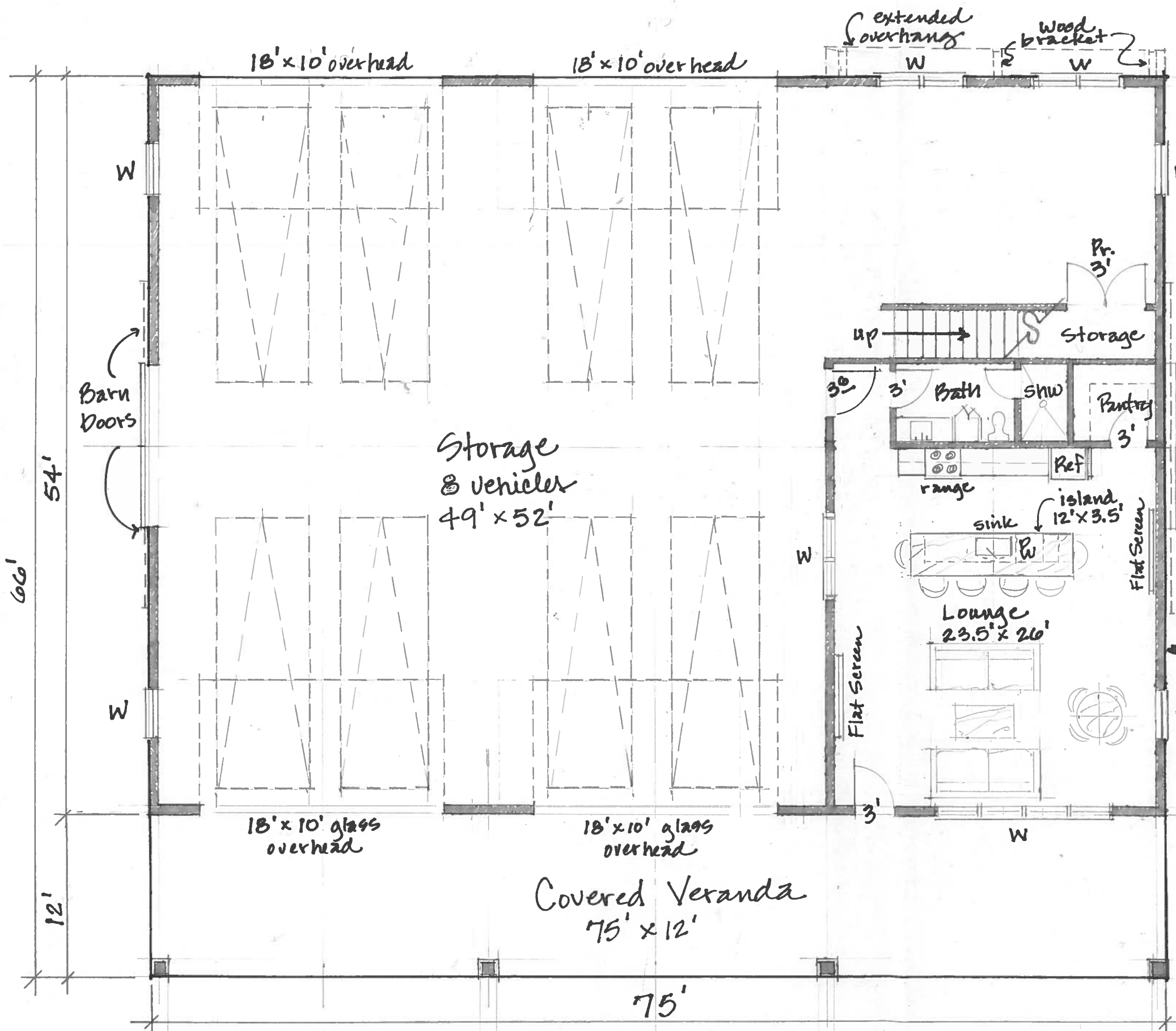


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

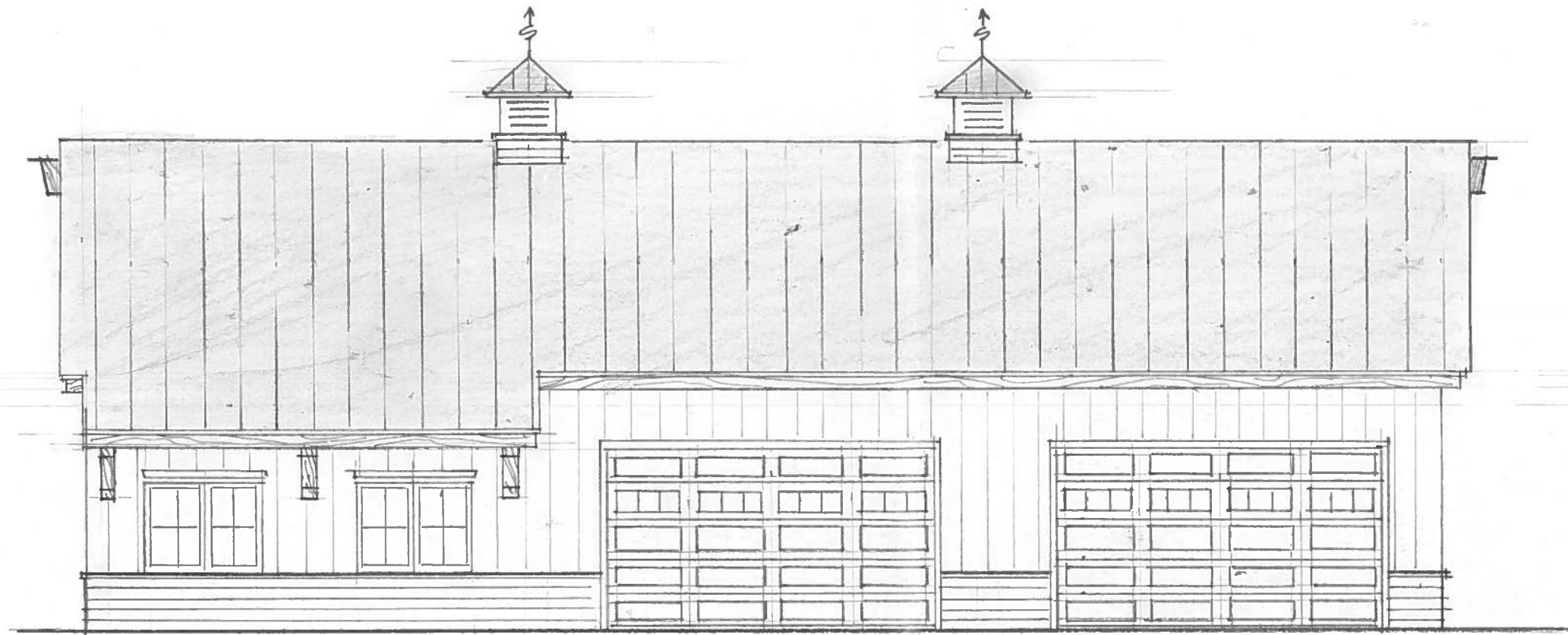




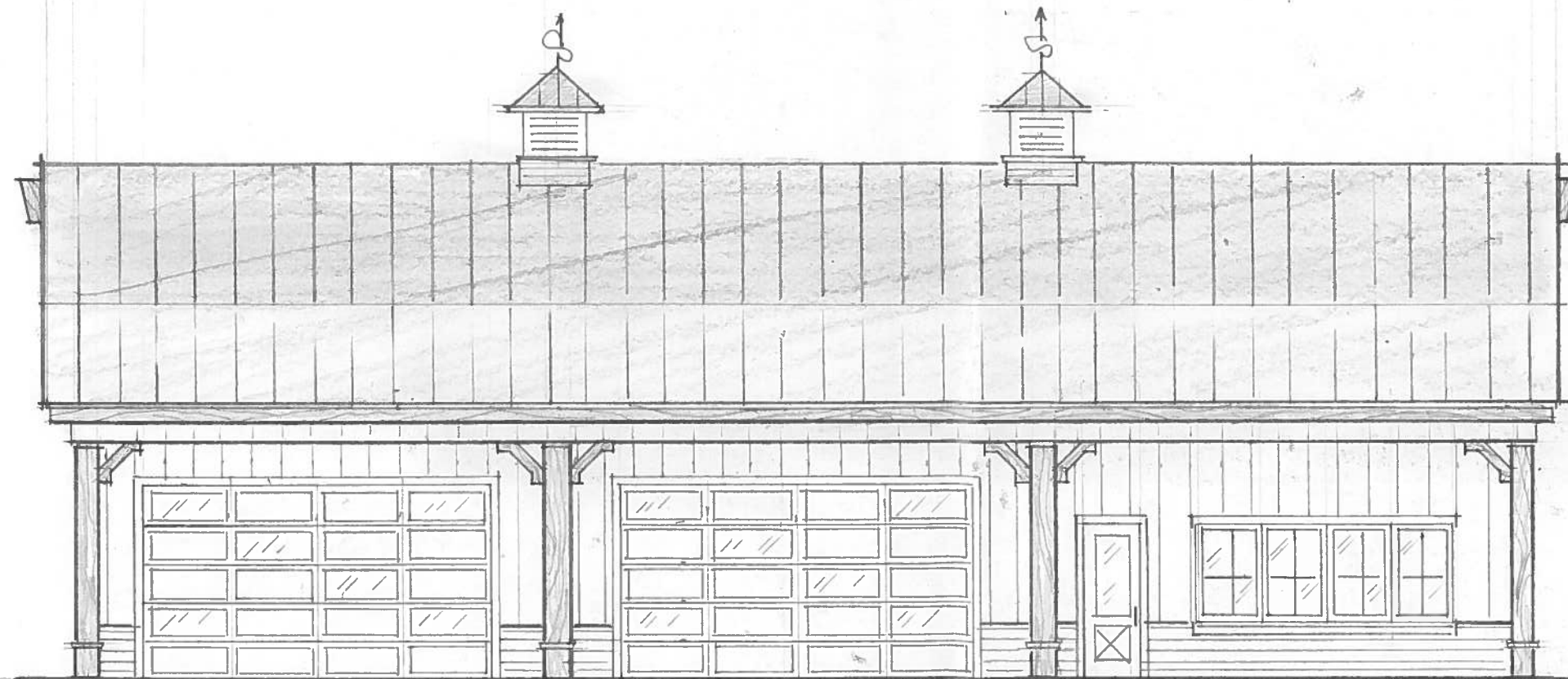
Storage & mechanical
mezzanine over
Bath, Pantry &
Lounge

STORAGE BARN
 REST HAVEN CEMETERY
 ROCKWALL, TX
 4,950 SF UNDER ROOF
 JST ARCHITECTS DALLAS, TX
 6.8.18

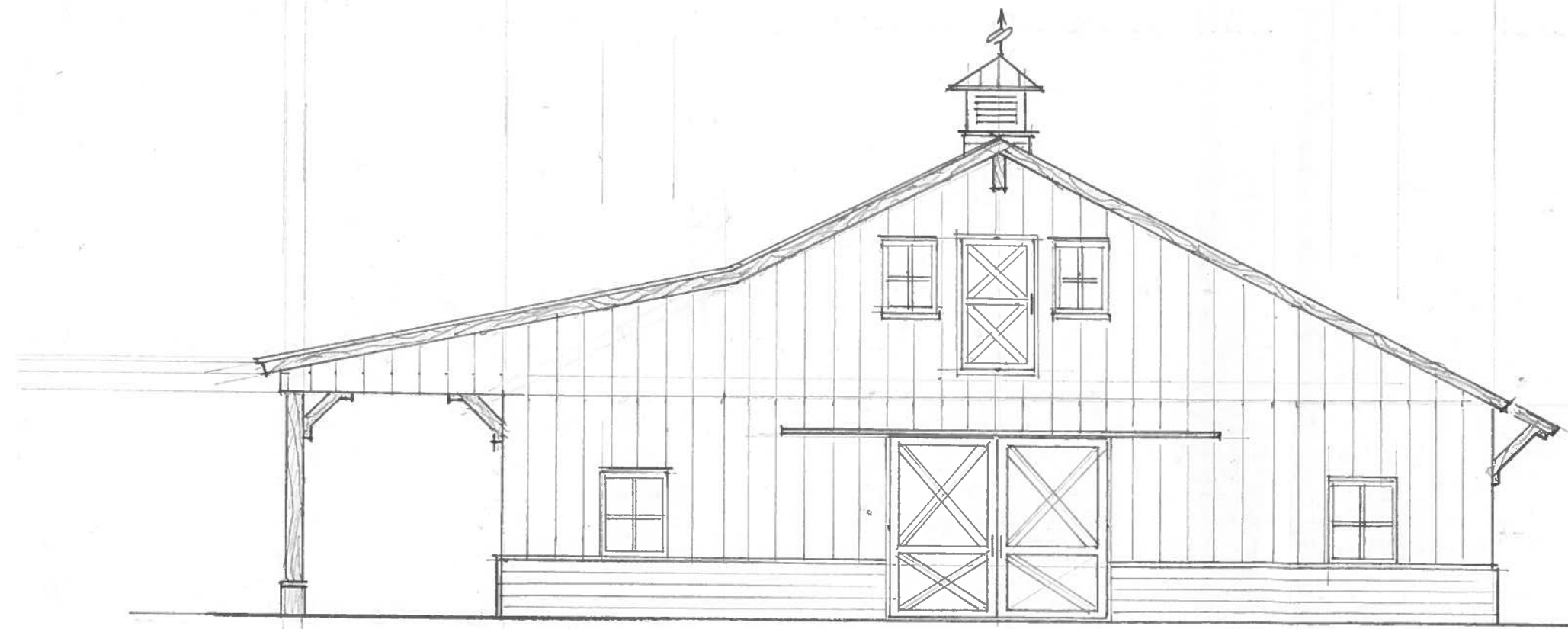
FLOOR PLAN
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)
SCALE 1/8" = 1'-0"



City of Rockwall
Project Plan Review History



Project Number Z2019-010	Owner EVSR (D) LLC	Applied 4/12/2019 LM
Project Name SUP for Guest Quarters	Applicant EVSR (D) LLC	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status


Site Address 777 CORNELIUS RD	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-4		2-4	0072-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/18/2019	4/25/2019	4/18/2019		APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	<p>(4/18/2019 11:59 AM SH)</p> <ul style="list-style-type: none"> - Water belongs to Mt. Zion. We will need the letter from them stating that they can serve this location. - How do you plan on dealing with sewer? - Where is the building going to be placed on the property?
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	<p>(4/22/2019 4:49 PM AA)</p> <p>Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. (Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: the building is equipped throughout with an approved automatic sprinkler system; or where there are not more than two Group R-3 or Group U occupancies.)</p> <p>Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays.</p> <p>An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.</p>
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-010 SUP for Guest Quarters and Barn/Agricultural Building						<p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2019-010) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please provide a site plan showing where the building will be located.</p> <p>M.5 Please note that the property will not be able to be subdivided as provided. A remainder tract be created, the parcels show two different owners, and the remainder tract no longer has frontage.</p> <p>I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.</p> <p>I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.</p> <p>M.8 A representative is required to attend all meetings.</p>

0 55 110 220 330 440 Feet

Z2019-010 - SUP FOR A GUEST QUARTERS AND BARN
ZONING - LOCATION MAP = 

CORNELIUS



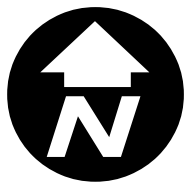
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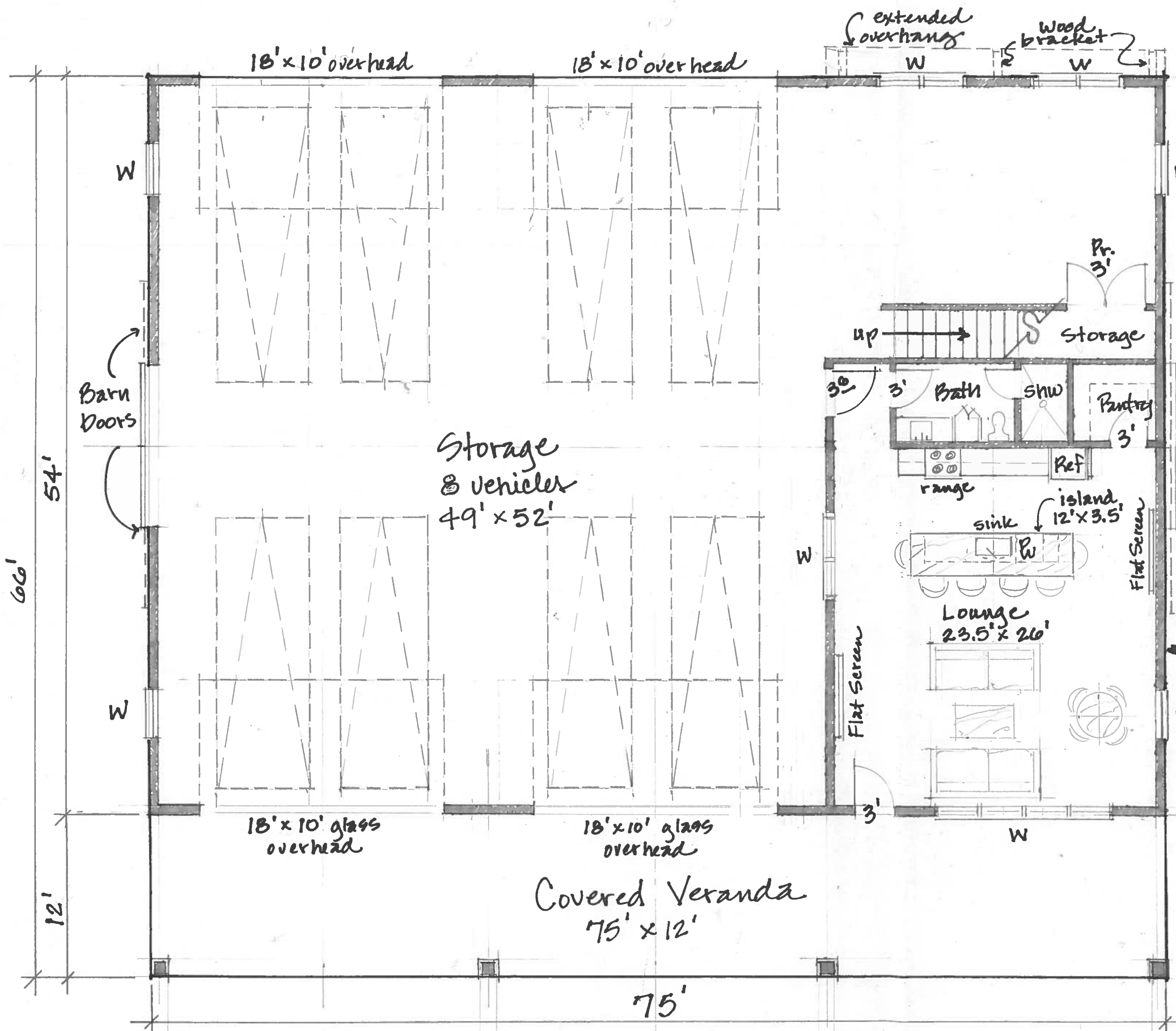


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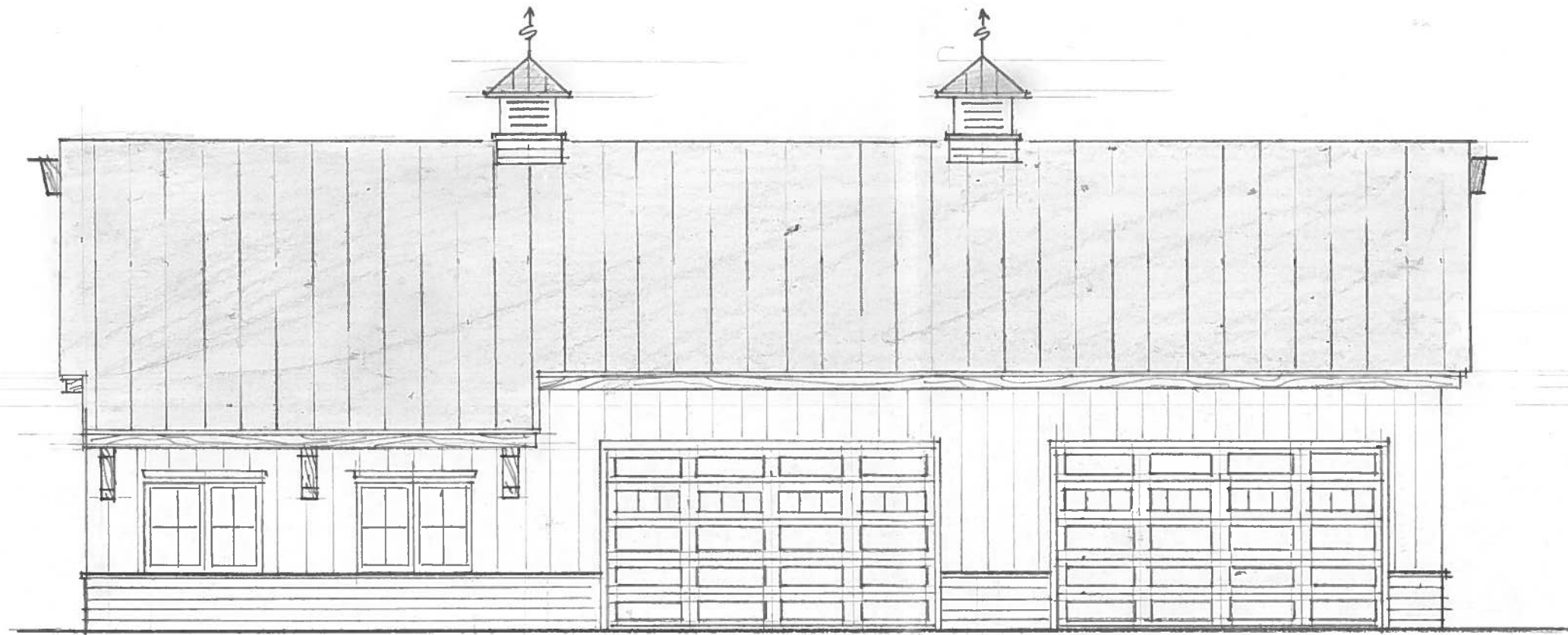




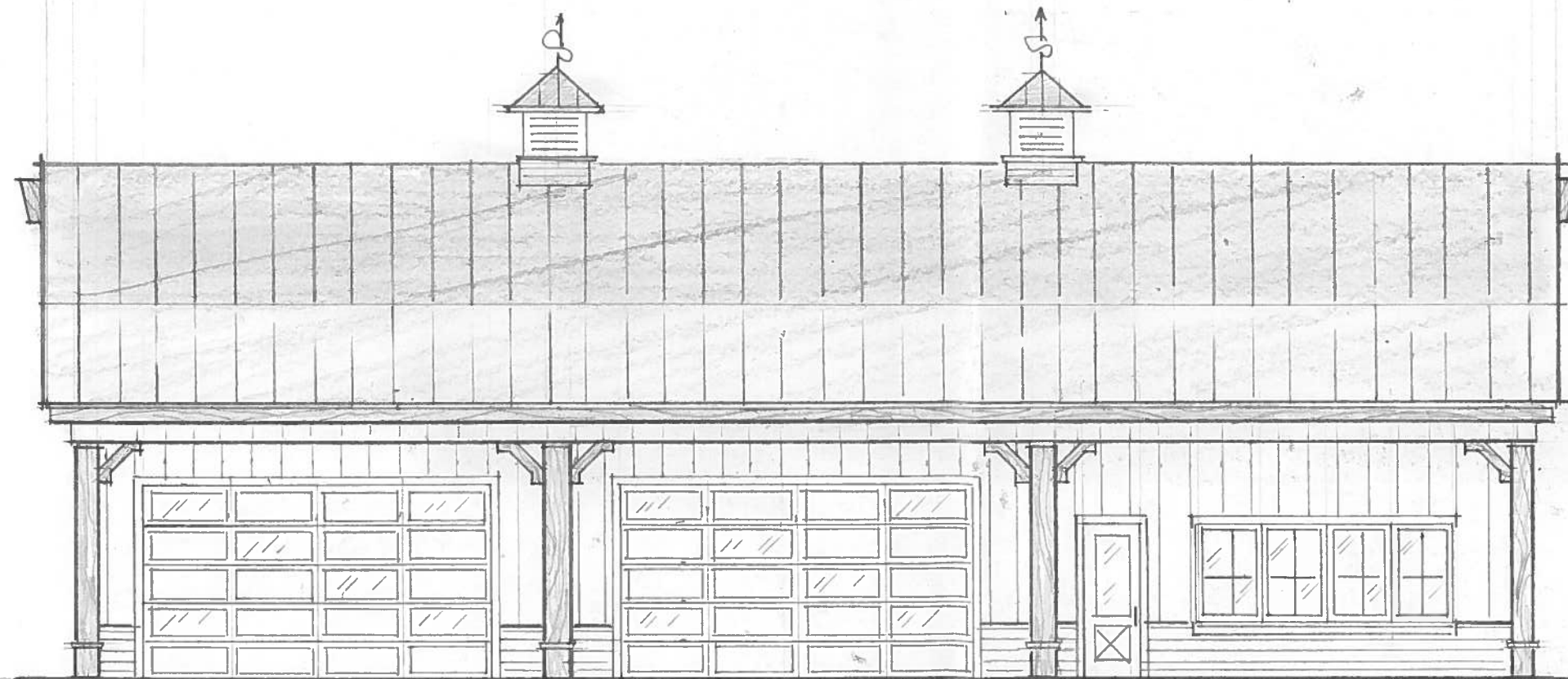
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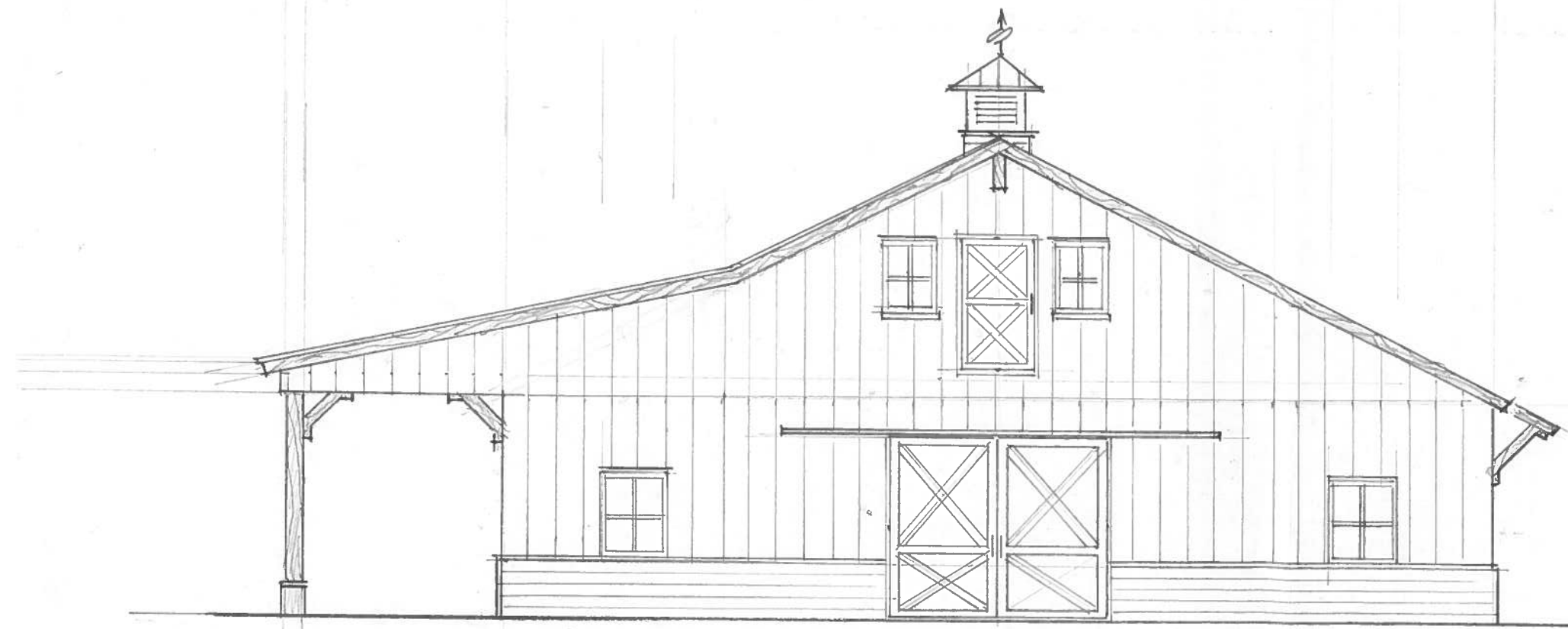
FLOOR PLAN
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)
SCALE 1/8" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT AND BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit and barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *guest quarters/secondary living unit and barn or agricultural accessory building*, as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01, *Agricultural (AG) District*, of Section 2, *Agricultural Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *guest quarters/secondary living unit and barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

- 1) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land use.
- 3) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be ancillary to the existing single-family home.
- 4) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF.
- 5) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be exempt from the masonry requirements stipulated by Section 7.01, *Residential Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC).
- 6) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*.
- 7) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure.
- 8) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Building Permit, should the subject property--which is subject to the guidelines of this ordinance--fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance

with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JUNE, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

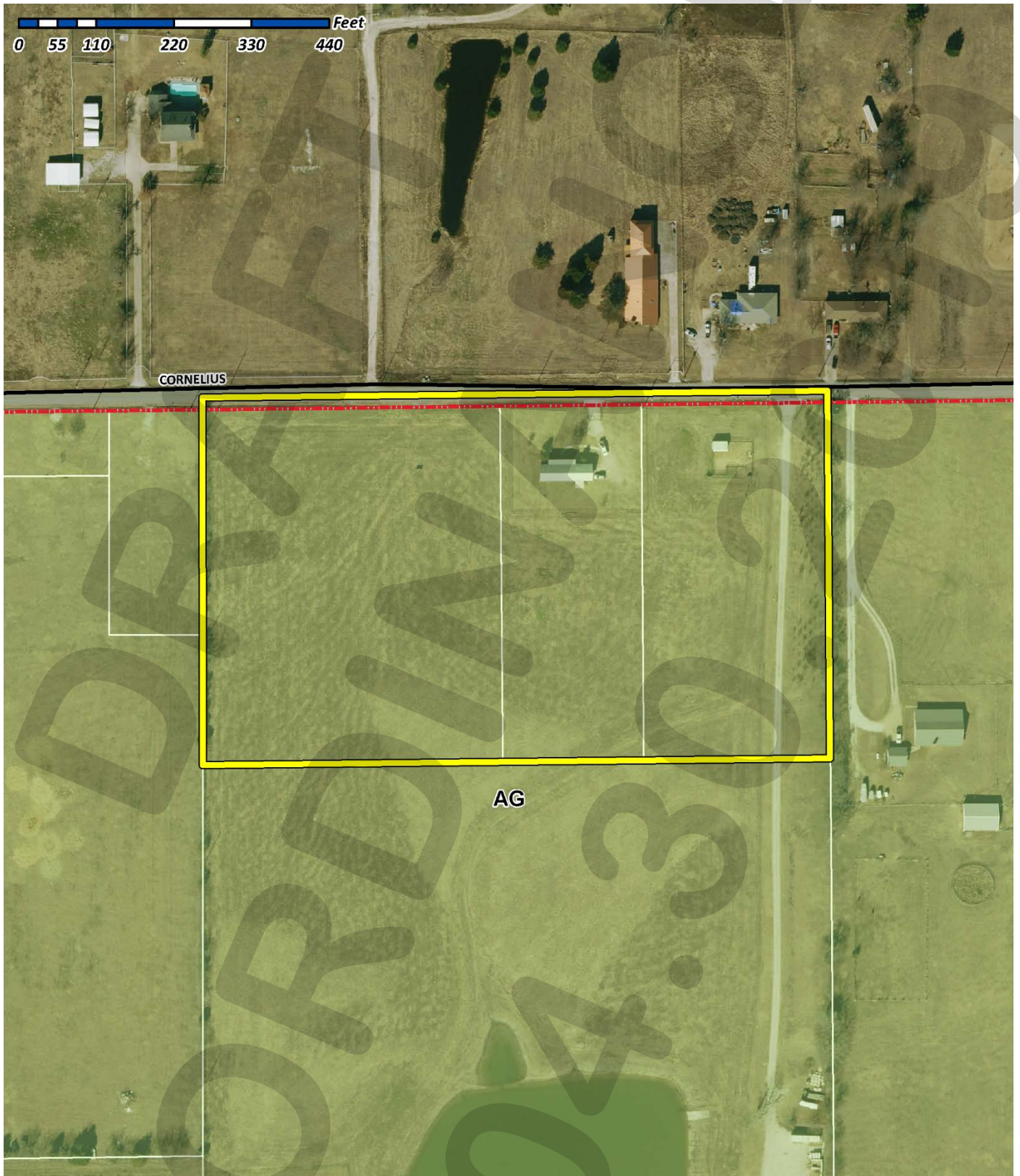
1st Reading: May 20, 2019

2nd Reading: June 3, 2019

Exhibit 'A'
Zoning Exhibit

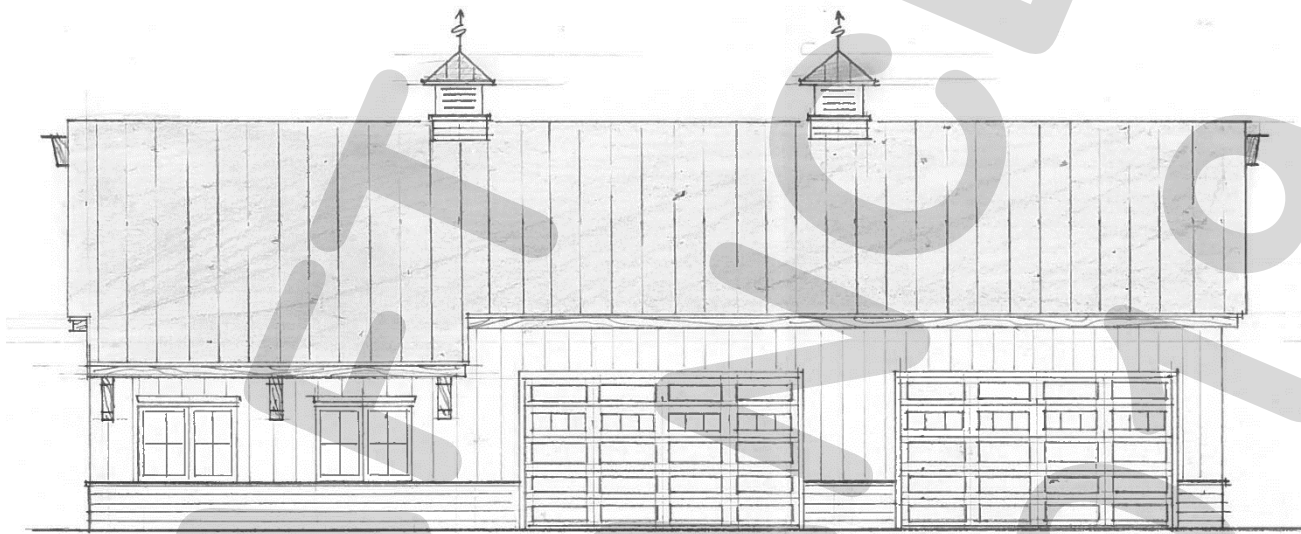
Address: 777 & 839 Cornelius Road

Legal Description: Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72

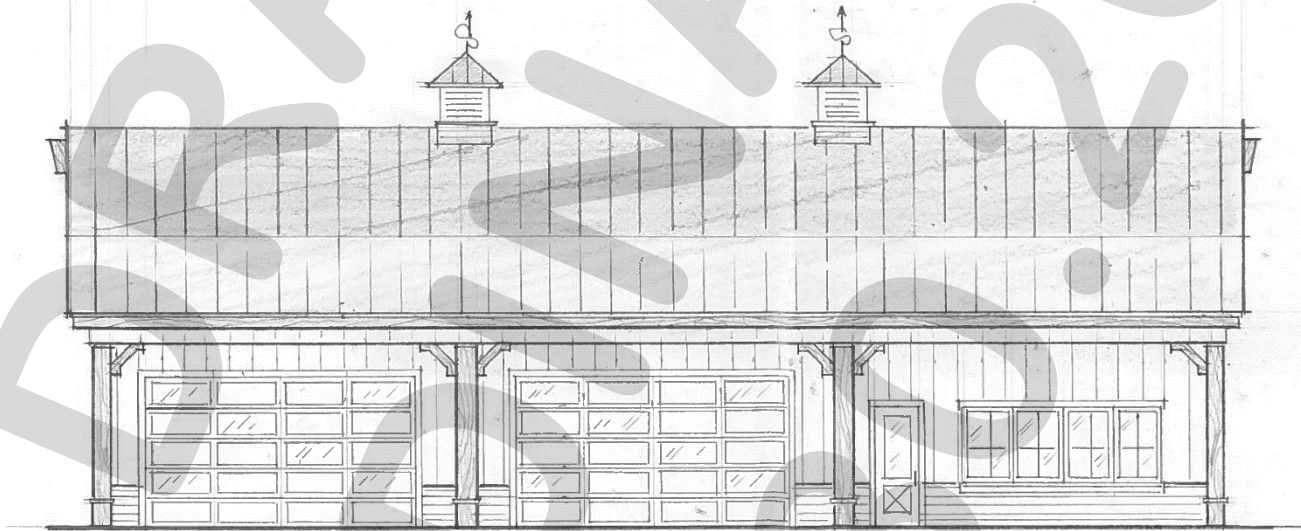


DRAFT
ORDINANCE
04.30.2019

Exhibit 'C'
Concept Elevations

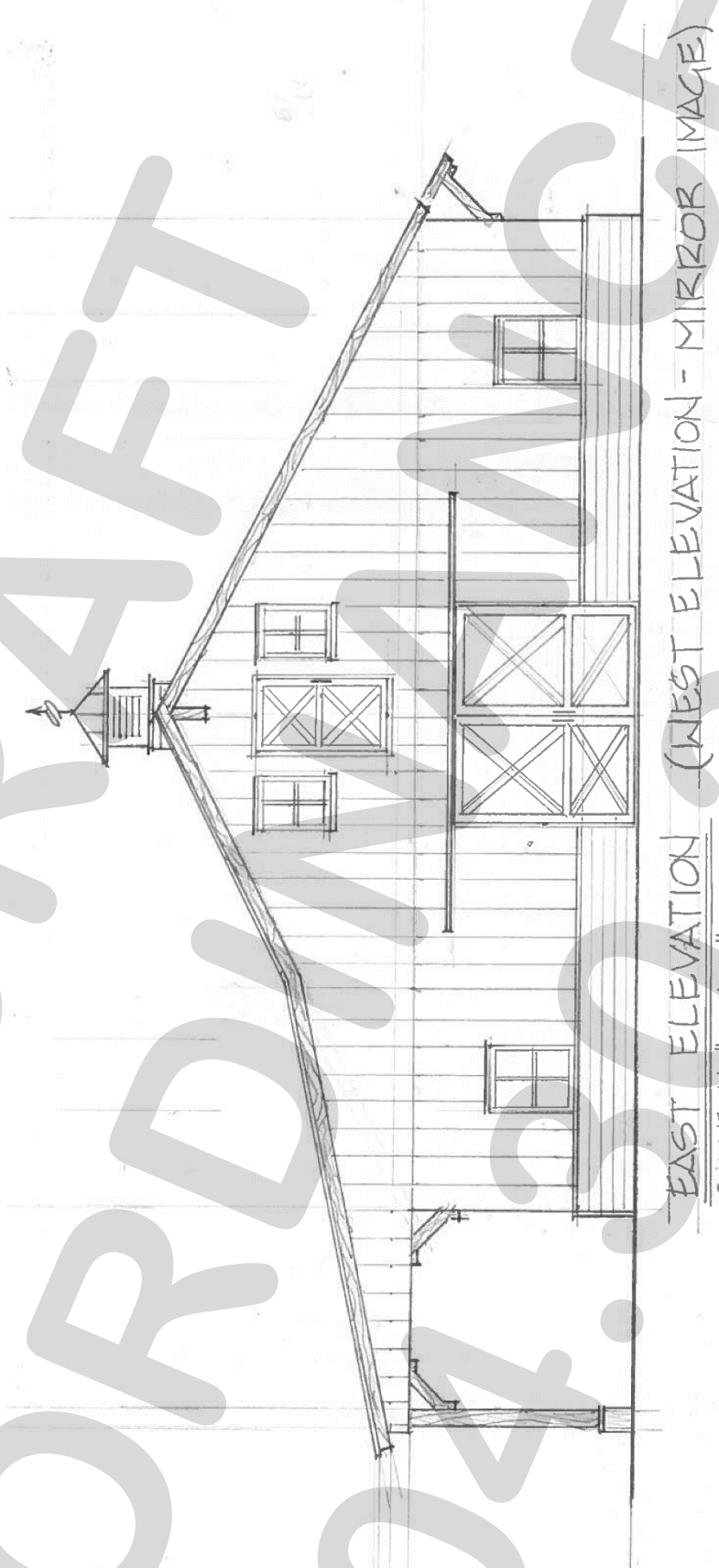


NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Exhibit 'C'
Concept Elevations



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)
SCALE 1/8" = 1'-0"



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 14, 2019
APPLICANT: Dwayne Cain; *EVSR (D), LLC*
CASE NUMBER: Z2019-010; *SUP for Guest Quarters and Agricultural Building*

SUMMARY

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

BACKGROUND/PURPOSE

The subject property is addressed as 777 & 839 Cornelius Road and is zoned Agricultural (AG) District. It was annexed on January 4, 2010 by *Ordinance No. 10-01*. On January 7, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to incorporate the ability to request a Specific Use Permit (SUP) for *guest quarters/secondary living units* not meeting the requirements stipulated in the Unified Development Code (UDC). In conjunction with this direction, the City Council also directed staff to create a new land use for *barns and/or agricultural accessory buildings*. This text amendment was approved on March 4, 2019 by *Ordinance No. 19-12*. Based on the approval of the text amendment, the applicant submitted a request for a Specific Use Permit (SUP) for a *guest quarters/secondary living unit and barn or agricultural accessory building*.

ADJACENT LAND USES AND ACCESS

The subject property is located at 777 & 839 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

South: Directly south of the subject property is a cemetery (*i.e. Rest Haven Cemetery*) followed by SH-66, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, principle four [4] lane, divided arterial roadway)* on the City's Master Thoroughfare Plan. Beyond this is a large tract of land that is currently vacant. These areas are zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family homes that are zoned Agricultural (AG) and Single-Family Estate 4.0 (SFE-4.0) Districts. Beyond this is FM-3549, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, principle four [4] lane, divided arterial roadway)* on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

West: Directly west of the subject property there are several vacant tracts of land and several single-family homes that are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Carruth Lakes Subdivision*) that is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) and General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST

Currently, there is a single-family home on the subject property and the applicant is requesting approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* and *barn or agricultural building* in conjunction with this structure. The structure will be ~4,950 SF in total size, with ~576 SF being dedicated to the *guest quarters/secondary living unit*. The proposed building will be situated behind the main structure, have four (4) roll-up garage doors, and be clad with metal on the exterior. The proposed building will primarily serve as storage for vehicles/equipment and contain a small bathroom with a shower.

CONFORMANCE WITH THE CITY'S CODES

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *guest quarters/secondary living unit* is allowed as an accessory use in an Agricultural (AG) District. The Unified Development Code (UDC) also stipulates that such a structure shall not exceed 30% of the main structure and shall not be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance. The Unified Development Code (UDC) also provides the ability for a *guest quarters/secondary living unit* not meeting those requirements to request a Specific Use Permit (SUP). In this case, the proposed guest quarters is ancillary to the primary structure; however, since the proposed *guest quarters/secondary living unit* will be approximately 576 SF, it will exceed 30% of the main structure (*i.e. approximately 107 SF larger than permitted by ordinance*) and require a Specific Use Permit (SUP).

According to the UDC a *barn or agricultural accessory building* is permitted by Specific Use Permit in an Agricultural (AG) District. The UDC requires that the structure be between 2,000 and 4,999 SF in total size, and be located behind the front façade of the primary structure. In addition, the code allows the structure to be constructed utilizing metal and or other materials, and specifically exempts these structures from the masonry requirements. In this case, the proposed *barn or agricultural accessory building* will be approximately 4,950 SF, located behind the front façade of the main structure, and will be clad with metal.

INFRASTRUCTURE

No public infrastructure will be required or effected by the applicant's request.

STAFF ANALYSIS

When analyzing the applicant's request -- *and with the exception of the guest quarters exceeding the maximum allowable size (i.e. 30% of the primary structure)* --, the proposed accessory building is generally in conformance with the requirements of the Unified Development Code (UDC). In addition, approval of this proposal does not appear to negatively impact the subject property and/or the surrounding and adjacent properties. Staff should also note that the subject property is larger than ten (10) acres (*i.e. the minimum requirement for a barn or agricultural accessory building*) and the barn will be smaller than the maximum allowable size. Should this request be approved, this will be the first *barn or agricultural building* to be approved in an Agricultural (AG) District under the new ordinance. With that being said, the approval of this request is a discretionary decision for the City Council, pending a recommendation by the Planning and Zoning Commission.

NOTIFICATIONS

On May 1, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the following operational conditions contained in the Specific Use Permit (SUP) ordinance and which are summarized as follows:
 - a) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* of the attached ordinance;
 - b) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land uses;
 - c) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be ancillary to the existing single-family home;
 - d) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF;
 - e) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*;
 - f) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure;
 - g) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC);
- (2) The applicant shall provide an exhibit showing how the property can be subdivided;
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number Z2019-010	Owner EVSR (D) LLC	Applied 4/12/2019 LM
Project Name SUP for Guest Quarters	Applicant EVSR (D) LLC	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status


Site Address 777 CORNELIUS RD	City, State Zip ROCKWALL, TX 75087	Zoning
---	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-4		2-4	0072-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/18/2019	4/25/2019	4/18/2019		APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	<p>(4/18/2019 11:59 AM SH)</p> <ul style="list-style-type: none"> - Water belongs to Mt. Zion. We will need the letter from them stating that they can serve this location. - How do you plan on dealing with sewer? - Where is the building going to be placed on the property?
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	<p>(4/22/2019 4:49 PM AA)</p> <p>Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. (Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: the building is equipped throughout with an approved automatic sprinkler system; or where there are not more than two Group R-3 or Group U occupancies.)</p> <p>Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays.</p> <p>An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.</p>
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-010 SUP for Guest Quarters and Barn/Agricultural Building	Please address the following comments (M= Mandatory Comments; I = Informational Comments).	I.1 This is a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road.	I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.	M.3 For reference, include the case number (Z2019-010) in the lower right hand corner of all pages on future submittals.	M.4 Please provide a site plan showing where the building will be located.	M.5 Please note that the property will not be able to be subdivided as provided. A remainder tract be created, the parcels show two different owners, and the remainder tract no longer has frontage.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.	I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.	M.8 A representative is required to attend all meetings.				

0 55 110 220 330 440 Feet

Z2019-010 - SUP FOR A GUEST QUARTERS AND BARN
ZONING - LOCATION MAP = 

CORNELIUS

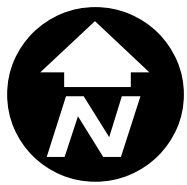
AG

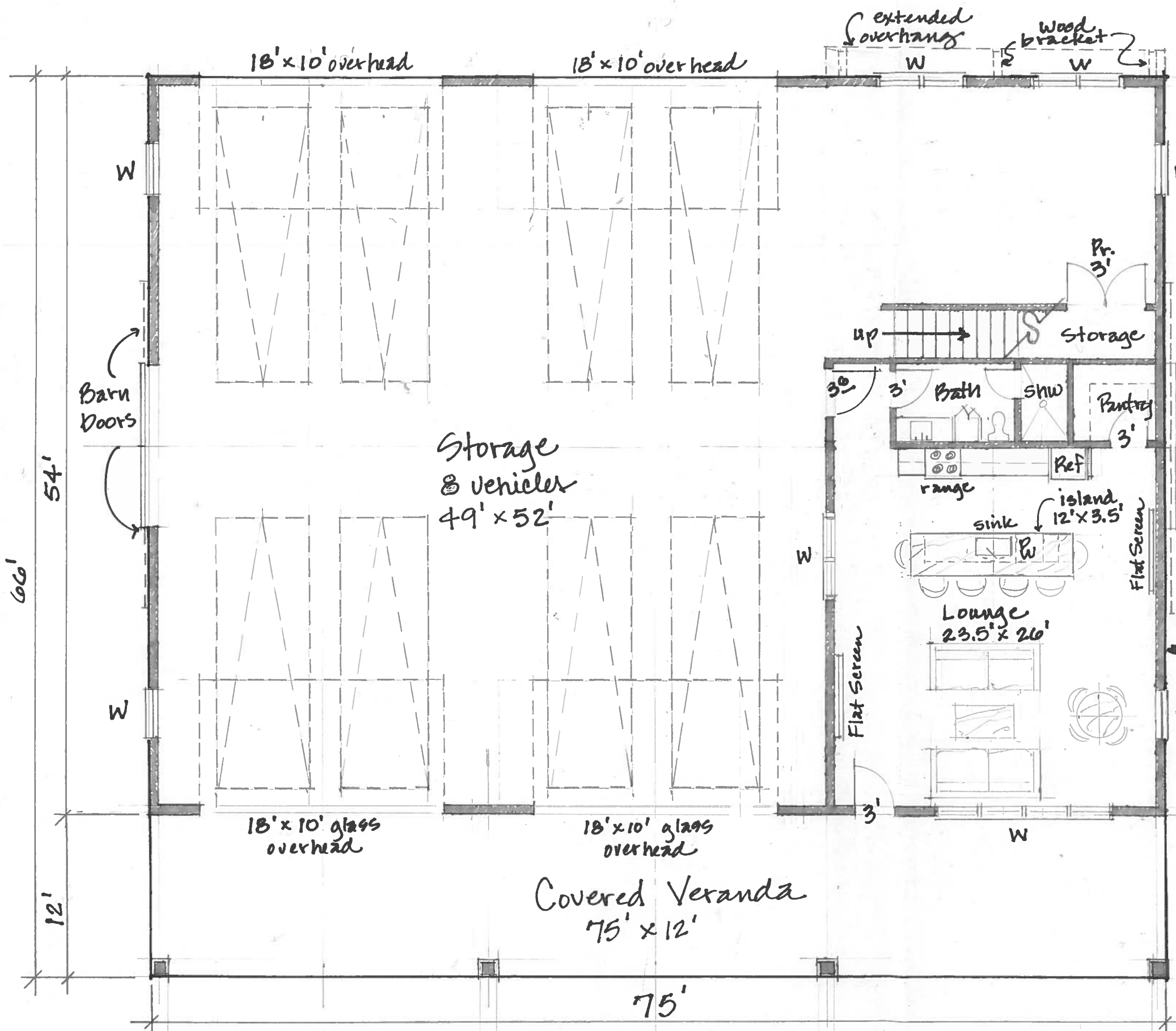


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

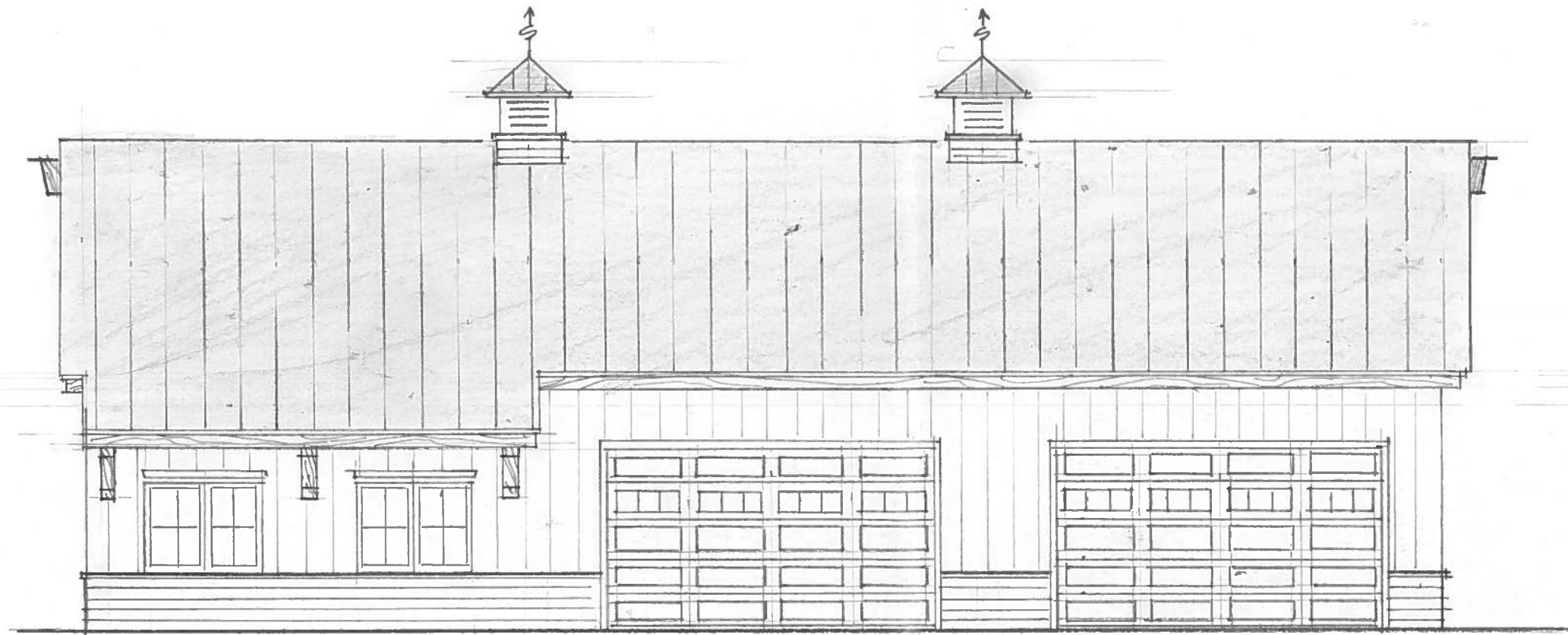




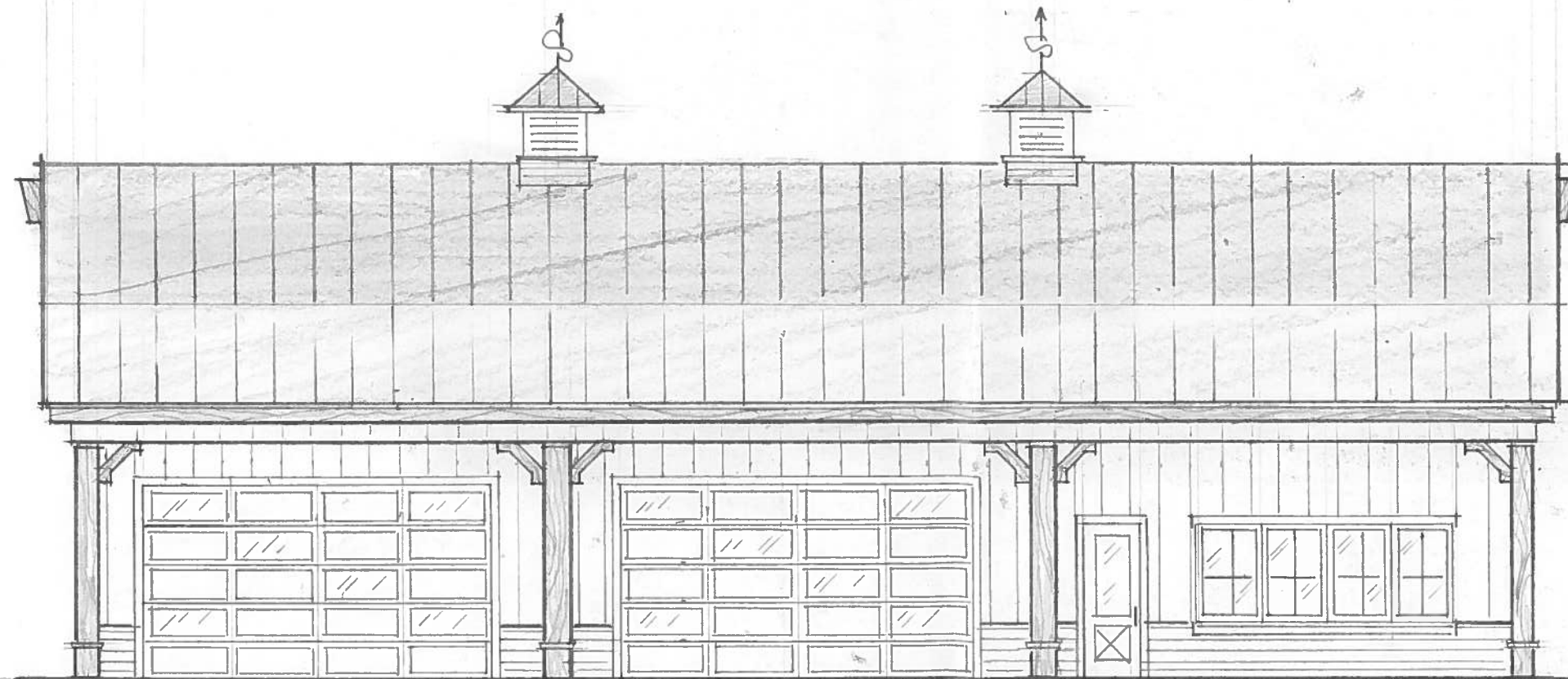
Storage & mechanical
mezzanine over
Bath, Pantry &
Lounge

STORAGE BARN
 REST HAVEN CEMETERY
 ROCKWALL, TX
 4,950 SF UNDER ROOF
 JST ARCHITECTS DALLAS, TX
 6.8.18

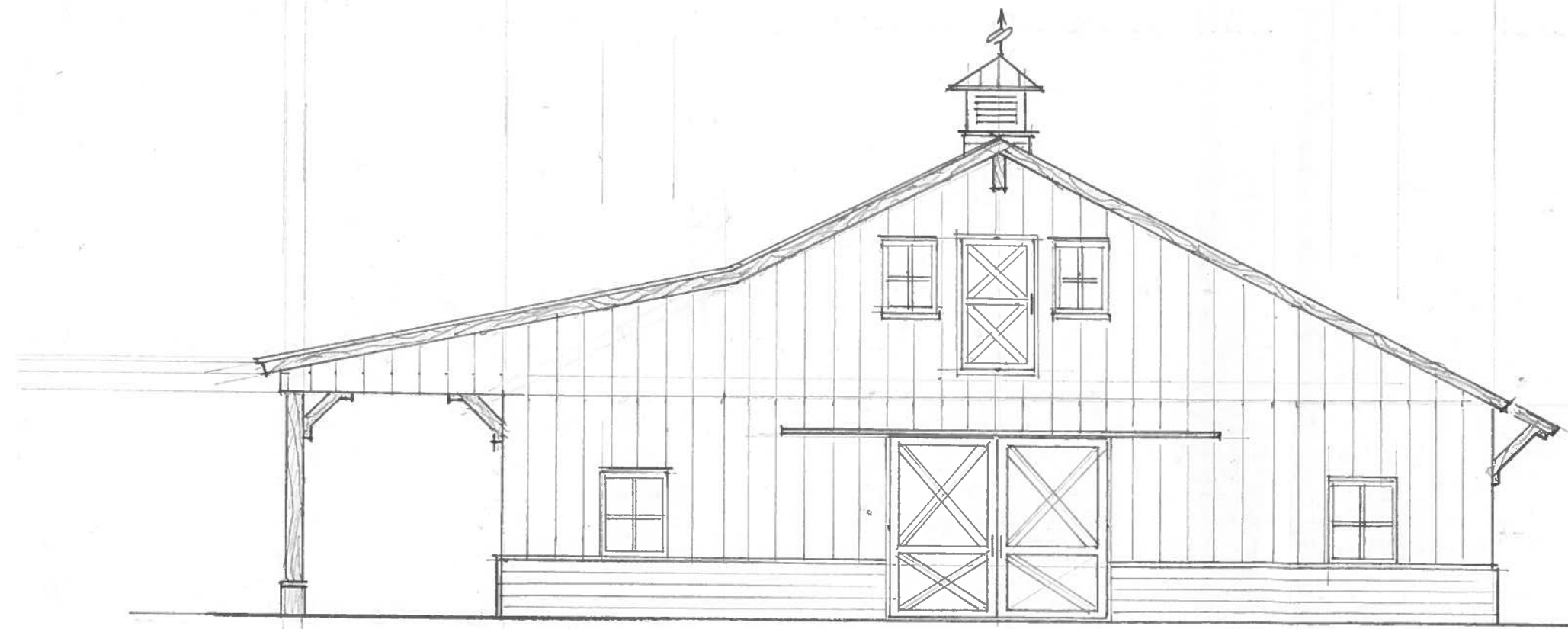
FLOOR PLAN
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)
SCALE 1/8" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT AND BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit and barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *guest quarters/secondary living unit and barn or agricultural accessory building*, as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01, *Agricultural (AG) District*, of Section 2, *Agricultural Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *guest quarters/secondary living unit and barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

- 1) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land use.
- 3) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be ancillary to the existing single-family home.
- 4) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF.
- 5) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*.
- 6) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure.
- 7) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Building Permit, should the subject property--which is subject to the guidelines of this ordinance--fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JUNE, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

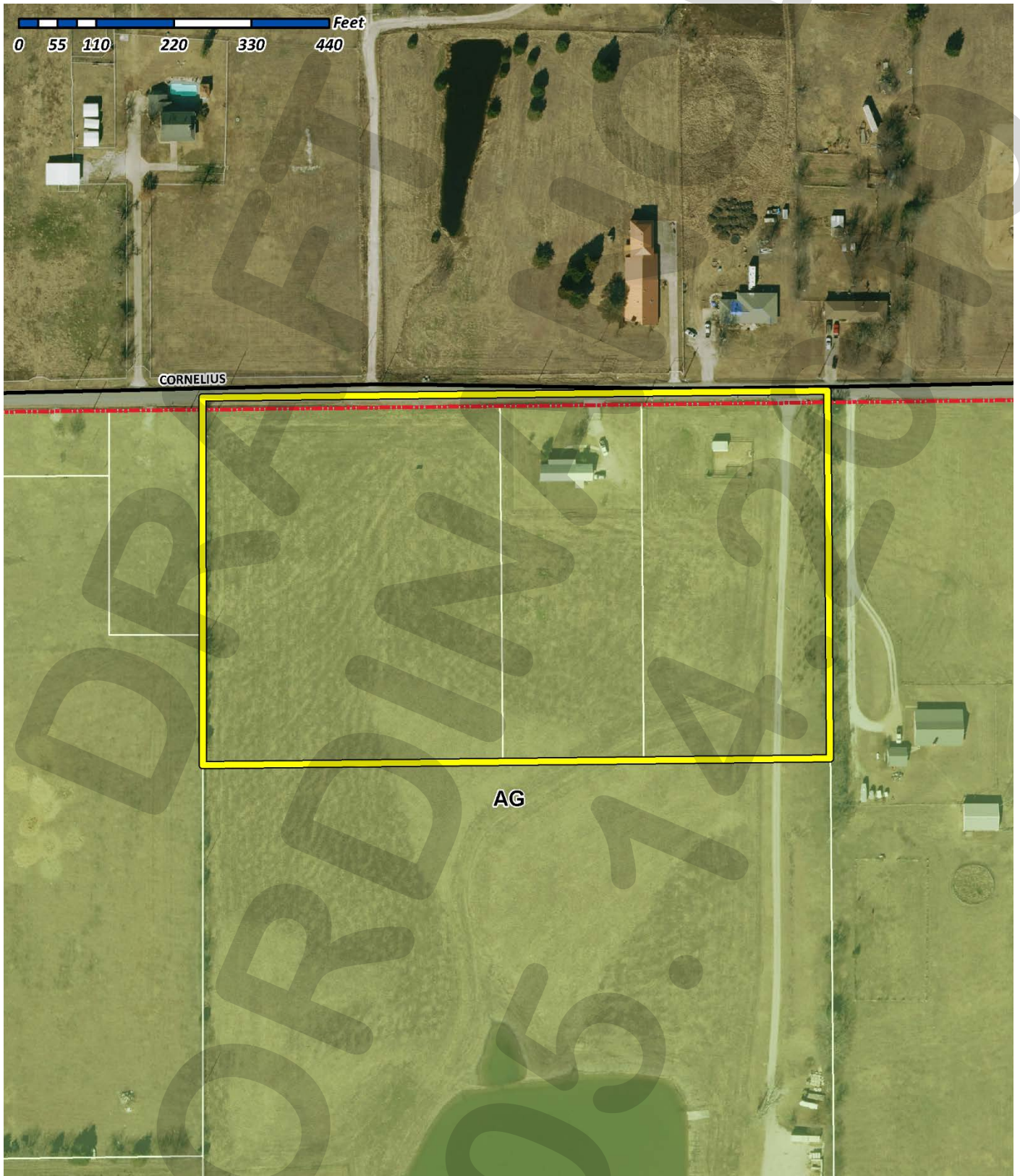
1st Reading: May 20, 2019

2nd Reading: June 3, 2019

Exhibit 'A'
Zoning Exhibit

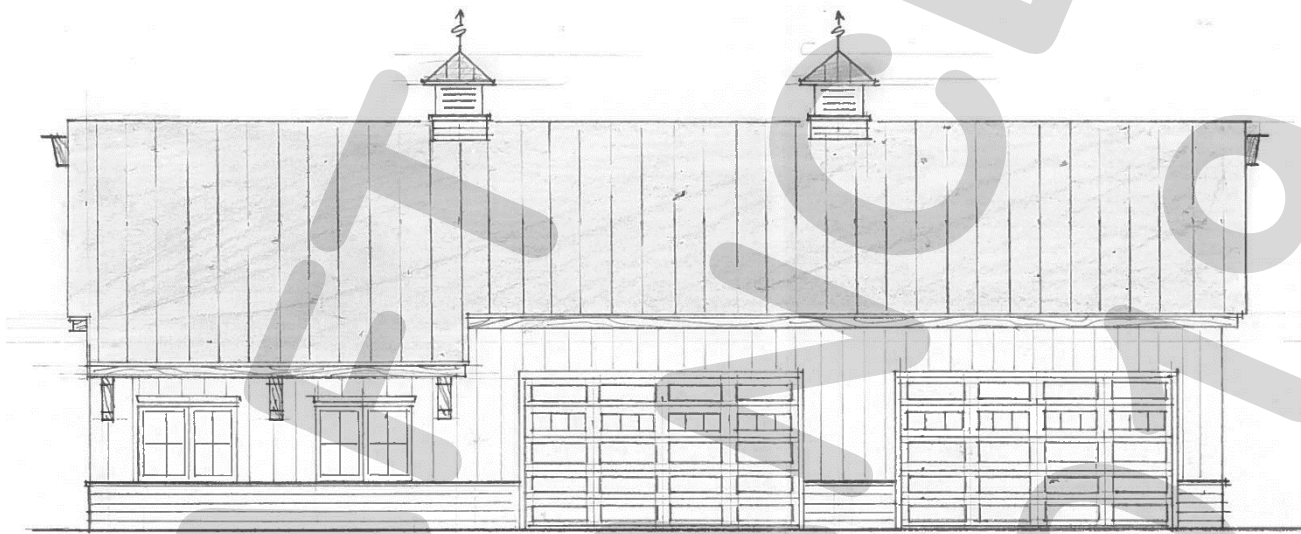
Address: 777 & 839 Cornelius Road

Legal Description: Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72

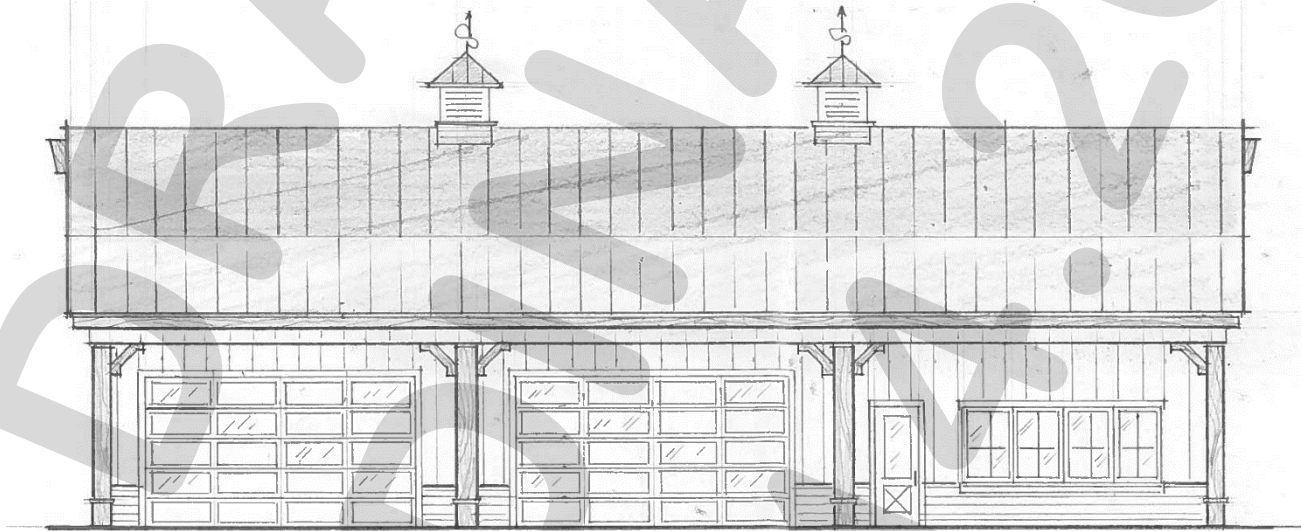


DRAFT
ORDINANCE
05.14.2019

Exhibit 'C'
Concept Elevations

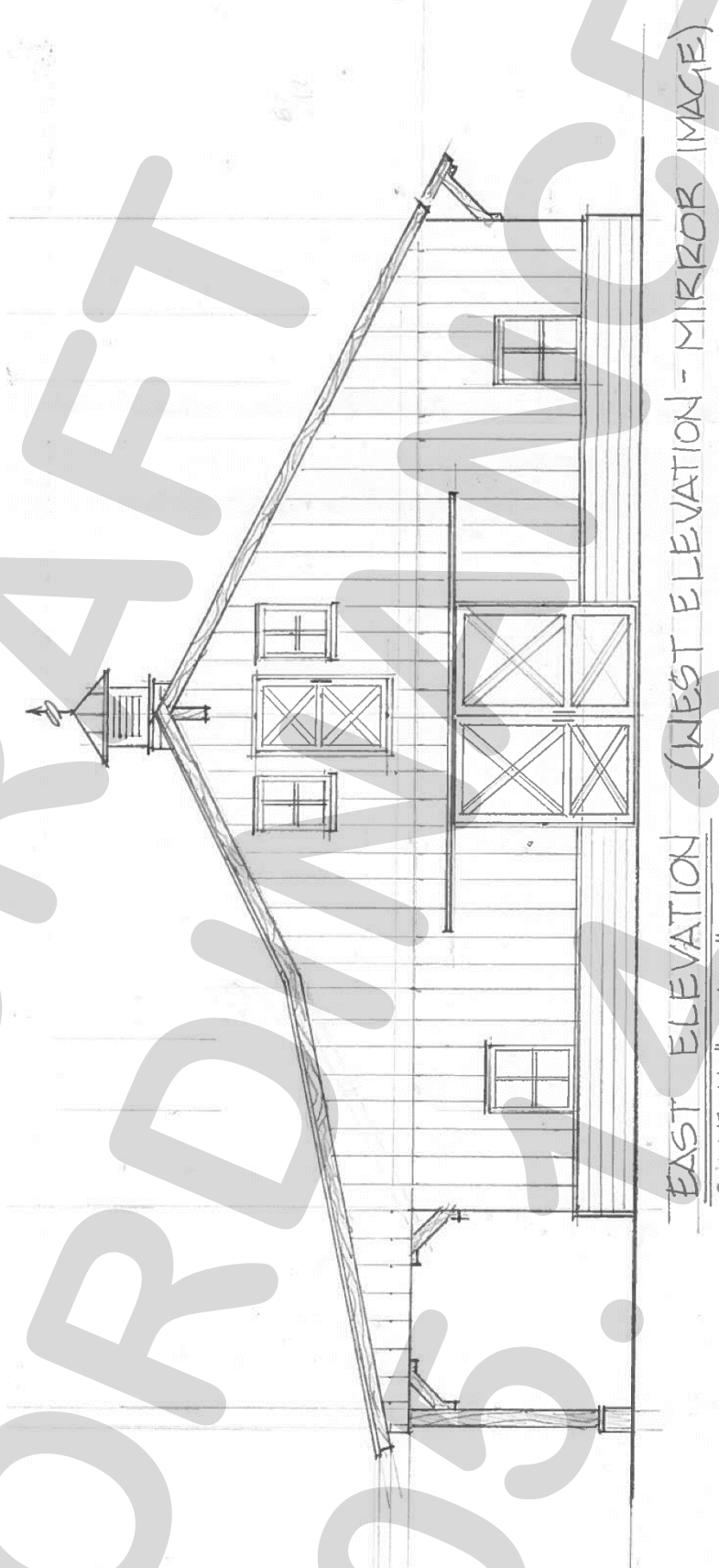


NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Exhibit 'C'
Concept Elevations



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)

SCALE 1/8" = 1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 19-23

SPECIFIC USE PERMIT NO. S-209

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT AND BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit and barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *guest quarters/secondary living unit and barn or agricultural accessory building*, as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01, *Agricultural (AG) District*, of Section 2, *Agricultural Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *guest quarters/secondary living unit and barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

- 1) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B'* of this ordinance;
- 2) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land use;
- 3) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be ancillary to the existing single-family home;
- 4) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF;
- 5) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*;
- 6) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure; and,
- 7) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Building Permit, should the subject property--which is subject to the guidelines of this ordinance--fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

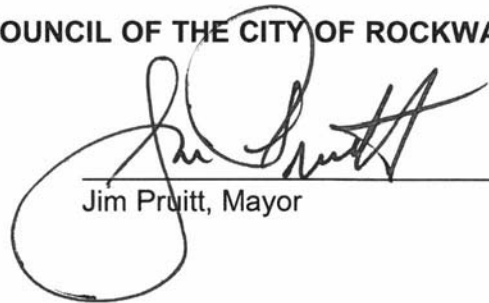
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF JUNE, 2019.**



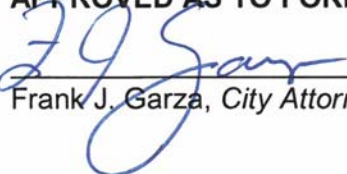
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



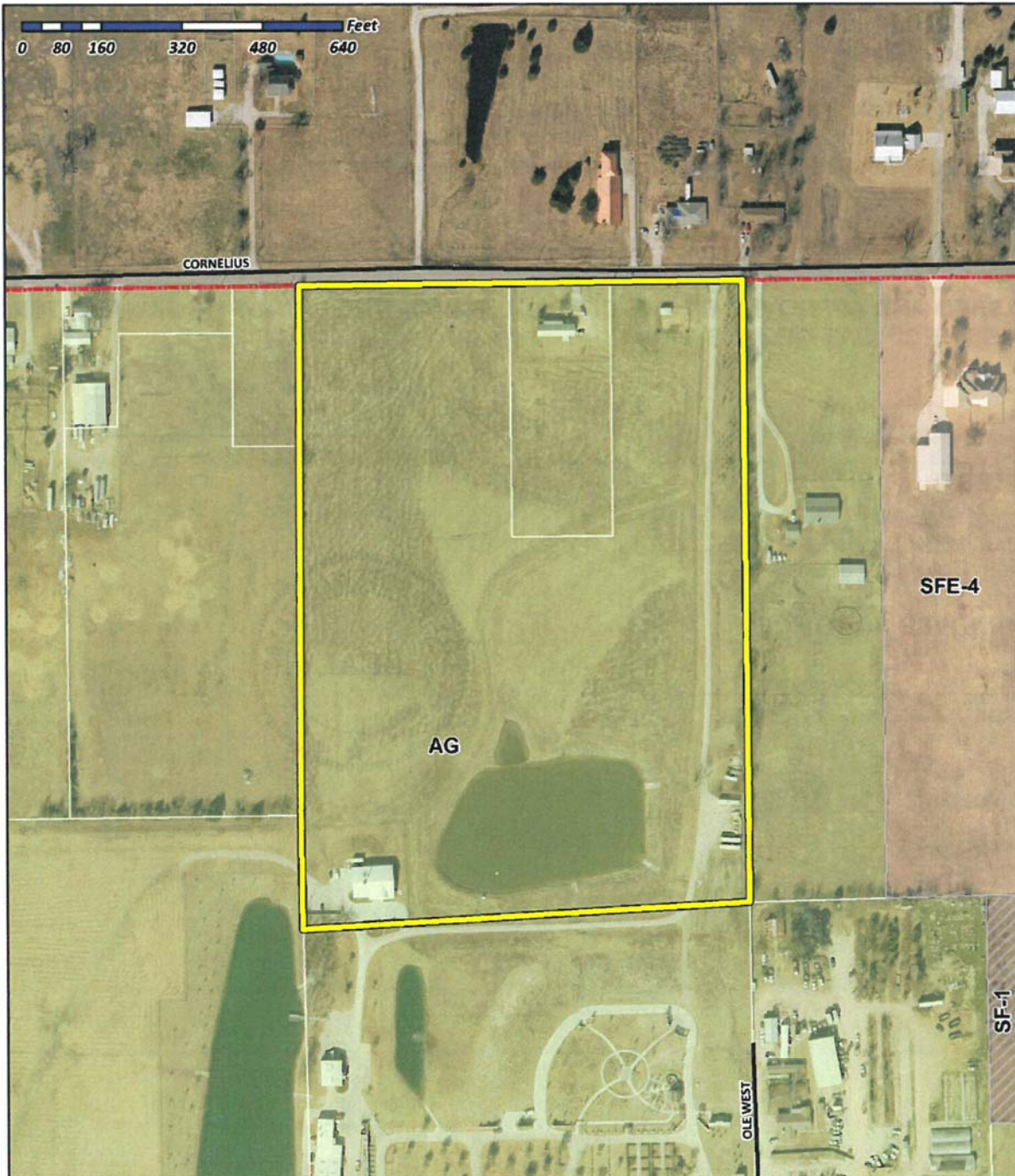
1st Reading: May 20, 2019

2nd Reading: June 3, 2019

Exhibit 'A'
Zoning Exhibit

Address: 777 & 839 Cornelius Road

Legal Description: Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72



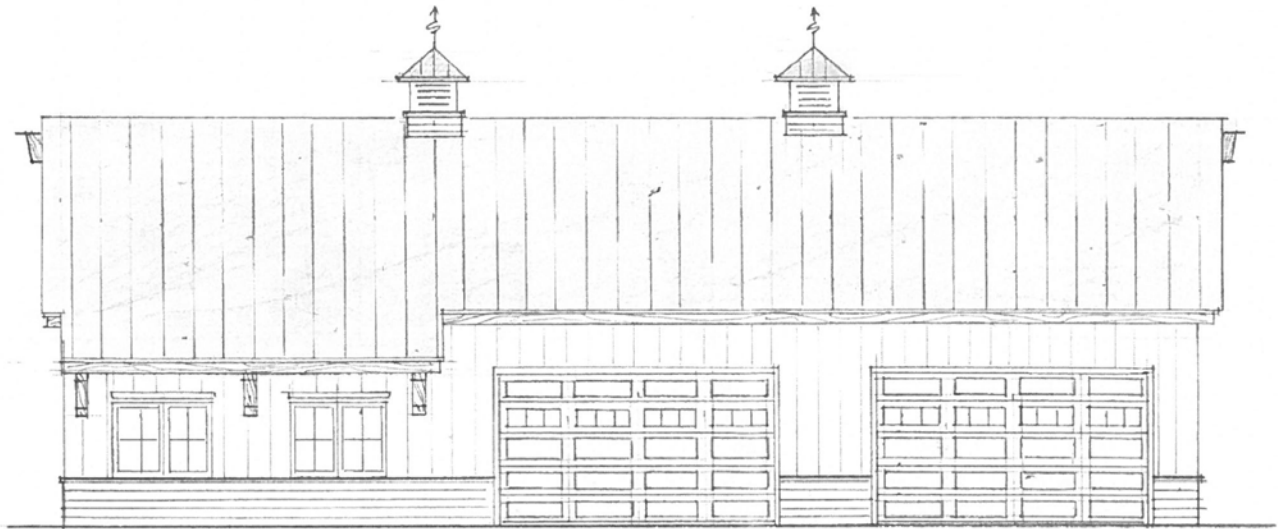
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(W): www.rockwall.com

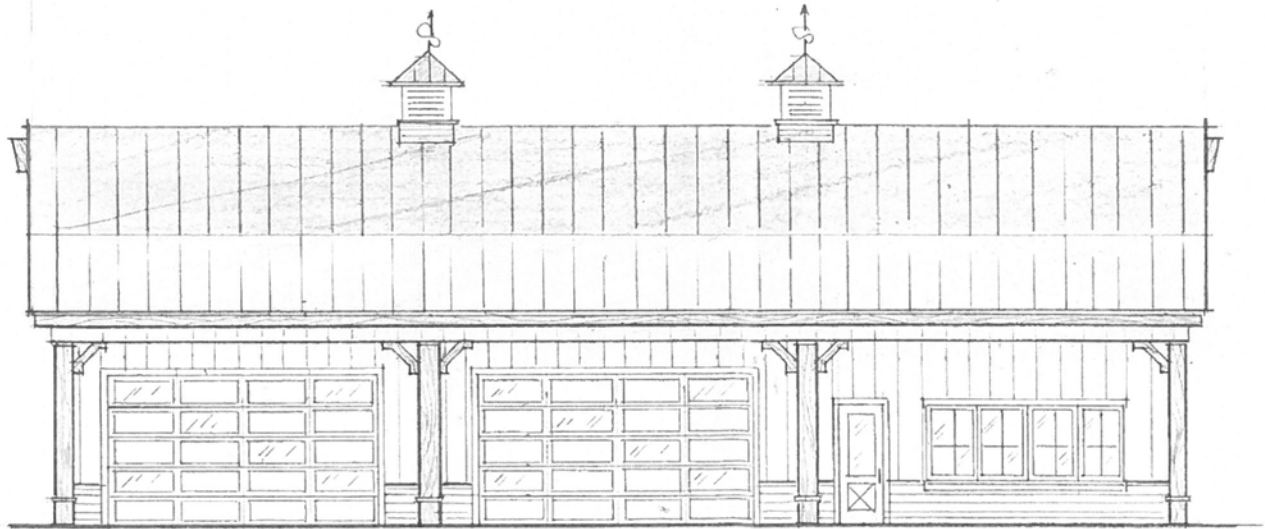
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Exhibit 'C'
Concept Elevations

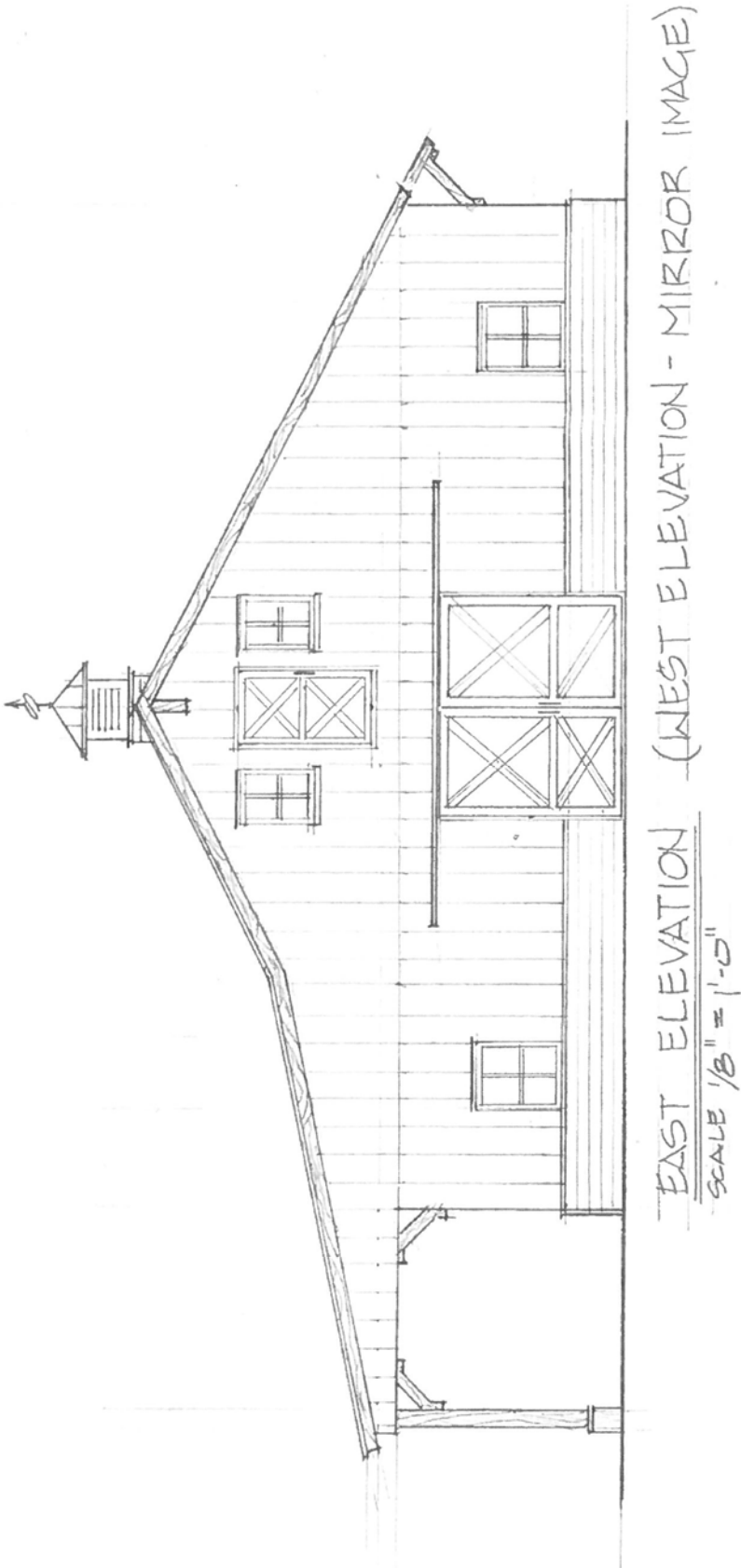


NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Exhibit 'C'
Concept Elevations





June 11, 2019

ATTN: DEWAYNE CAIN
EVSr (D) LLC
305 STONEBRIDGE DRIVE,
ROCKWALL, TX 75087

RE: SUP ZONING (Z2019-010), SUP for Guest Quarters

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 06/03/2019 via Ordinance No. 19-23. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the following operational conditions contained in the Specific Use Permit (SUP) ordinance and which are summarized as follows:

a) The guest quarters/secondary living unit and barn or agricultural accessory building shall generally conform to the concept plan and building elevations depicted in Exhibits 'B' & 'C' of the attached ordinance;

b) The guest quarters/secondary living unit and barn or agricultural accessory building shall not be utilized for a non-residential and/or non-agricultural land uses;

c) The guest quarters/secondary living unit and barn or agricultural accessory building shall be ancillary to the existing single-family home;

d) The guest quarters/secondary living unit and barn or agricultural accessory building shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF;

e) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a barn or agricultural accessory building;

f) The guest quarters/secondary living unit and barn or agricultural accessory building shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure;

g) The guest quarters/secondary living unit and barn or agricultural accessory building shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC);

(2) The applicant shall provide staff with documentation showing the property being subdivided in conformance with the requirements of the UDC prior to the issuance of a building permit;



(3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION;

On May 14, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's Conditions of Approval passed by a vote of 5-0 with Commissioners Logan and Moeller absent.

CITY COUNCIL:

On May 20, 2019, the City Council made a motion to approve the Specific Use Permit (SUP) to allow for a guest quarters/secondary living unit and barn or agricultural accessory building in an Agricultural (AG) District with staff conditions. The motion was approved by a vote of 7 to 0 [1st Reading].

On June 3, 2019, the City Council made a motion to approve the Specific Use Permit (SUP) to allow for a guest quarters/secondary living unit and barn or agricultural accessory building in an Agricultural (AG) District with staff conditions. The motion was approved by a vote of 7 to 0 [2nd Reading].

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Korey Brooks', is written over the typed name.

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX